

December 17, 2008

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, Ca. 92123

Deer Springs Fire Protection District
8709 Circle R Drive
Escondido, Ca. 92026

Attn: Capt. Susan Magdeleno – Fire Marshall

Subject: FIRE PROTECTION PLAN – LETTER REPORT

Project Name: Arabshahi TPM

TPM No. 21136

APN No. 187-630-07

Dear Ms. Magdaleno,

This Letter is written in response to a request from the County of San Diego DPLU for a Short Form Fire Protection Plan consistent with the California Fire Code Article 86.

PROJECT DESCRIPTION:

The project is a Tentative parcel map to subdivide a 2.9 acre into 2 residential lots. The project site is located at 1542 Silver Tree Lane in the Hidden Meadows Community Planning Group, within unincorporated San Diego County. The site is subject to the General Plan Regional Category 1.1 current Urban Development Area, Land Use Designation (1) Residential. Zoning for the site is A70, limited agriculture. The site contains an existing single family dwelling that would be retained on Parcel 2. Access would be provided by private driveways connecting to Silver Tree Lane. The project would be served by on-site septic systems and imported water from the Valley Center Municipal Water District.

ENVIRONMENTAL SETTING:

1. LOCATION

The project is located at the northeast corner of Silver Tree Lane and Darling Dr. about a quarter mile from N Centre City Pkwy. Escondido. The property is surrounded by a vacant lot on the west, Residential homes on the North and East and a vegetable and flower agriculture

on the south. There is an existing single family dwelling that would be retained on Parcel 2.

2. TOPOGRAPHY

The property is basically flat with slightly rolling with no steep slopes. Drainage course flows on a westerly direction towards Darling Dr. No offsite flows is coming into the property.

3. GEOLOGY

The project is fronting a well maintained and paved road Silver Tree Lane. The access for both parcels will be along this road in case of wildfire.

4. FLAMMABLE VEGETATION

The site is basically planted with palm trees on the front along Silver tree lane. There are a few bushes and small trees onsite. The property is not encumbered by heavy fuel vegetation. The grasses would burn quickly and there are no heavily flammable fuels (trees).

5. CLIMATE

The climates of the area were basically into two categories which are wet during winter from November to April and hot summer. The area is most vulnerable to fires in the early fall when vegetation is very dry and high winds are more prominent.

PROJECT EXPOSURE TO WILDLAND FIRES

1. WATER SUPPLY

There is an existing 12" Valley Center Municipal Water District mainlines along the southerly side of Silver Tree Lane. This project will get its supply from this existing mainline. One fire hydrant will be installed at the north-east corner of Silver Tree Lane and Darling Dr.

2. FIRE ACCESS ROADS

Each parcel will have each own entrance from Silver Tree Lane which is already an existing paved road. Each road will only serve one parcel each. Roadway improvements shall be on Silver Tree Lane from Centre City Parkway to the east end of the property boundary.

The length of each access road will not exceed 150 feet in length. Both roads will be 16 feet wide minimum and will be paved. It will not exceed the 15% grade. Both roads will be surfaced with asphalt concrete to the satisfaction of the governing agencies.

3. BUILDING CONSTRUCTION

All structures shall comply with the ignition resistive construction requirements of the County Building Code.

4. FIRE PROTECTION SYSTEM

All habitable structures and attached garages shall have residential fire sprinklers per County Consolidated Fire Code requirements.

5. DEFENSIBLE SPACE

A minimum 100 foot Fuel Management Zone will be established and maintained around all structures over 250 square feet in size. No off-site clearing is required.

6. VEGETATION MANAGEMENT

Prescribed Defensible Open Space will be maintained on at least an annual basis or more often as needed by the property owners. Planting used will be from an approved fire resistance planting materials list that is maintained by County of San Diego.

7. FIRE BEHAVIOR COMPUTER MODELING

Computer Fire Behavior Model is not required for this project per County Fire Marshal

Prepared by:



Date: 12/18/08

Printed Name: Maha Arabshahi
Applicant

If you have any questions, please give us a call @ (760) 518-2219

Sincerely yours,

Maha Arabshahi